

SPACE AVAILABLE

# BULVERDE RETAIL

109 OLD BOERNE ROAD | BULVERDE, TX | 78163



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# BULVERDE RETAIL

BULVERDE, TX

## PROPERTY HIGHLIGHTS

1

San Antonio has steadily pushed north along the US 281 corridor into residential communities for **high household-income families**.

2

**Situated 20 minutes north of San Antonio**, Bulverde is an affluent community known as "The Hill Country's Front Porch."

3

**Starbucks and AutoZone anchor this multi-tenant retail center** across the street from Singing Hills, a mixed-use 250-acre development with 300 single-family homes, 288 apartments, and a new Hampton Inn.

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,712	11,307	20,711
Total Households	612	4,065	7,508
Household Income	\$160,184	\$161,091	\$149,487
Median Age	47.6	47.4	47.6

## CURRENT TENANTS



cricket wireless Great Clips

“

The Bulverde retail market is underserved despite being located in the second fastest-growing county in the United States.

BETHANY BABCOCK

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FORESITE  
COMMERCIAL REAL ESTATE



# BULVERDE RETAIL

BULVERDE, TX



**Bulverde is an affluent community certified as a Texas Scenic City known as "The Hill Country's Front Porch."**

Over the past decade, the San Antonio metropolitan area has steadily pushed north along the US 281 corridor as developers turned ranch lands into well-planned residential communities for high household-income families.





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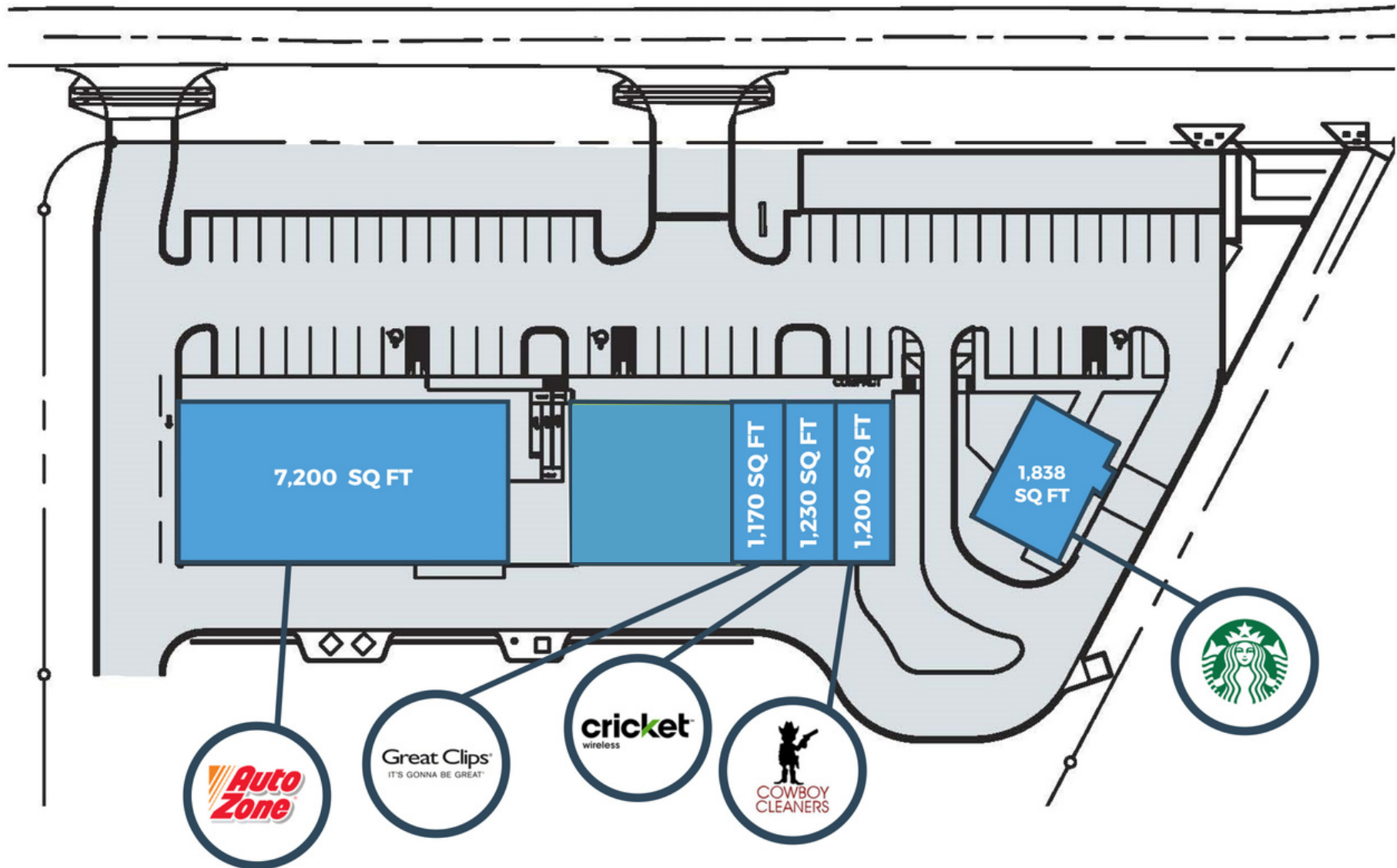
BULVERDE, TX





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## BUILDING OVERVIEW

**Retail Center**  
Multi-tenant

**Size**  
16,238 SF

**Location**  
US 281 & SH 46





## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

- (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER

**(SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
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Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Zach Parra</u>	<u>631015</u>	<u>zparra@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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